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NOTIFICATIONS BY GOVERNMENT

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT(M)

Municipal Administration & Urban Development Department – The Andhra Pradesh Regularisation of unapproved Layouts and Plots Rules, 2020 – Amendments – Orders – Issued.

[G.O.Ms.No.134 Municipal Administration & Urban Development(M) Department, 26th July, 2025]

NOTIFICATION

In exercise of the powers conferred by section 44-A of the Andhra Pradesh Town Planning Act, 1920, section 585 of the Municipal Corporation Act, 1955, section 326 of the Andhra Pradesh Municipalities Act, 1965, section 18 (1) of the Andhra Pradesh Capital Region Development Authority Act, 2014 and section 116(1) of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016, the Government of Andhra Pradesh hereby make the following amendments to the Andhra Pradesh Regularisation of unapproved Layouts and Plots Rules, 2020 issued in G.O.Ms.No.10, MA&UD (M) Dept., dated 08.01.2020.

AMENDMENTS

In the said Rules:

I. In Rule 2, sub rule (2) shall be substituted as;

These Rules and conditions herein shall be applicable to all existing unapproved sub-division of plots, existing unapproved layouts or ventures promoted by land owners/private developers / firms / companies / property developers / societies where the plot/plots with registered sale deed prior to

30.06.2025. The Plot/Plots is/are eligible for Regularisation when the said plot/Plots is/are part of unauthorized layout with clear sub-division of land and with clear demarcation of plots and roads.

II. In Rule 4 shall be substituted as;

Only those unapproved layouts and sub-division of plots with registered sale deed/title deed as a plot prior to 30.06.2025 shall be considered for regularisation under these rules and atleast one plot in the unauthorized layout has to be sold out prior to the cut-off date i.e.30.06.2025.

III. In Rule 5,

1.In sub rule (1), the following shall be substituted as;

It shall be compulsory for any plot owner in unapproved layouts to file an application for regularisation of the plot/layout within 90 days from the date of these amendment rules.

2. After Sub rule (1), the following new Rule (1)(A), shall be inserted as;

The applications filed under LRS 2020 and pending at various stages shall be disposed as follows:

i. If the applicant paid total regularization charges and pending for want of shortfall documents / approval of IPLP and the applicants not yet received any payment / shortfall documents intimation from the UDA / ULB shall be disposed as per LRS Rules, 2020.

ii. Where payment / shortfall documents intimations issued to applicants by the UDA / ULB, but the applicants not complied the same, those applications shall be disposed as per amended LRS Rules, 2025.

3. In sub rule (4),

i. clause (d), the following shall be substituted as;

Self attested Copy of registered sale deed/title deed executed prior to 30-06-2025.

ii. Clause (j), the following shall be substituted as;

The applicant has to follow the conditions mentioned in the defense manual/guidelines issued time to time and no prior NOC is required

IV. In Rule 6, Sub rule (11), the following rule shall be substituted as;

The applicant has to follow the conditions mentioned in the railway manual and no prior NOC is required.

V. In Rule 8,

i. Sub rule (2), Clause (b) the following shall be substituted as;

The scrutiny of application and communication of its approval or rejection shall be intimated to the applicant as early as possible but not beyond Six (6) months from the last date of receipt of applications under these amendment Rules.

VI. In Rule 9, sub-rule (3), clause (c), the following shall be substituted, namely,-

(c) The actual penalization charges will be the percentage of basic penalization charges as mentioned above and shall be calculated based on the land value prevailing as on 30-06-2025 as shown in Table -II.

Table- I		Table- II	
Basic Penalisation charges		Actual Penalisation charges with reference to land value	
Plot Area in Sq. Mts	Basic Pro-rata Penalization Charges in Rs perSq.mt	Basic Value of the land as on 30-06-2025 (as per Sub - registrar) in Rs per Sq.Yard	Actual Penalization Charges (% of basic penalization charges)
Up to 100	200	Below 3000	20%
Above 100 and up to 300	400	3000 to 5000	30%
Above 300 and up to 500	600	5001 to 10000	40%
Above 500	750	10001 to 20000	50%
		20,001 to 30,000	60%
		30,001 to 50,000	80%
		Above 50,000	100%

Proportionate Open Space Charges

- a. In addition to the penalization charges, the applicant shall pay 14% of the plot value (Basic Value of the land as on 30-06-2025 as per Sub-Registrar) towards open space charges if 10% open space is not available.

S.SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT